

Jedburgh
Call 01835 863202

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



Chapel Cottage Edgerston Jedburgh

TD8 6PW

Offers Over: £185,000



Residing in a tranquil location with stunning views over the country side, Chapel Cottage is a beautiful three bedroom detached cottage within the hamlet of Edgerston, just 6 miles from Jedburgh. With stunning exposed beams adorning the ceilings in the lounge and both upper bedrooms, the property is full of uniqueness and charm and provides fantastic accommodation for the family



Chapel Cottage Edgerston Jedburgh

TD8 6PW

Offers Over: £185,000

Ground Floor

Lounge/Dining Room: 6.80M x 4.89M

Kitchen: 3.21M x 2.60M

Bedroom 3: 3.38M x 1.70M

Shower Room: 2.28M x 1.91M

First Floor:

Landing: 1.55M x 1.02M

Master Bedroom: 3.74M x 3.60M

Bedroom 2: 3.39M x 2.90M

Double Glazing

Partial oil-fired central heating

Outside:

Utility Shed

Large Garage / Workshop

Driveway

Garden to the rear



Location:

Edgerston is a small hamlet just a few miles from the historic Borders town of Jedburgh. Straddled by the A68, Jedburgh enjoys easy access to many of the principal towns and employers of the region and is also readily accessible to major road links both north and south bound. The town of Jedburgh itself, which has the Jed Water running through it, provides many attractions including Jedburgh Abbey, Jedburgh Castle and Jedburgh Castle Jail to name a few. It has a good range of shops and amenities, a selection of leisure facilities and both primary and secondary schooling and is surrounded by the typical scenic countryside for which the Borders Region is renowned

Description:

Residing in a tranquil location with stunning views over the country side, Chapel Cottage is a beautiful three bedroom detached cottage within the hamlet of Edgerston, just 6 miles from Jedburgh. With stunning exposed beams adorning the ceilings in the lounge and both upper bedrooms, the property is full of uniqueness and charm and provides fantastic accommodation for the family. Overall, Chapel Cottage houses an open planned lounge and dining room, kitchen, shower room and a single bedroom on the ground floor as well one further single bedroom and a double bedroom on the first floor - which is accessed via a spiral staircase. Externally, the property benefits from a large surrounding garden with both lawn and planted flower beds, a large timber built garage/workshop, stone built barbeque, utility outhouse and a large driveway the encircles the cottage. Perfectly suited to a couple, small family or those looking for more rural accommodation, viewings come highly recommended in order to fully appreciate.

Fixtures and Fittings:

The sale shall include all carpets and floorcoverings, kitchen fittings, bathroom fittings, and light fittings

Services:

Private water and drainage, oil and electric.

EPC:

F

Viewings:

Strictly by appointment with the Selling Agent. To arrange an appointment to view please contact Cullen Kilshaw Jedburgh office on 01835 863202

Local Authority:

Scottish Borders Council

Entry:

By mutual agreement

Offers:

Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer



Interested in this property?
Jedburgh
Call 01835 863202

38 High Street,
Jedburgh, TD8 6DQ
Phone: 01835 863202
Fax: 01835 864016
Email: jedburgh@cullenkilshaw.com

Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

Also At:
Galashiels, Tel 01896 758 311
Jedburgh, Tel 01835 863 202
Hawick, Tel 01450 3723 36
Kelso, Tel 01573 400 399
Melrose, Tel 01896 822 796
Peebles, Tel 01721 723 999
Selkirk, Tel 01750 723 868



Full members of:



Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.